

12/28/10 4:26:33
DK W BK 649 PG 408
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

PREPARED BY AND RETURN TO:

Select Title & Escrow, LLC
Almon M. Ellis, Jr., Attorney (MS Bar # 101914)
7145 Swinnea Road Suite 2
Southaven, MS 38671
(662) 349-3930
File # 10-1091

Indexing Instructions: Lot 28, Delta Bluffs Planned Dev, Area II,
Ph I, in Sec 27, T1S, R9W, PB 65, Pgs 34-36, DeSoto County, Mississippi

GRANTOR:
Elton Trezevant
7401 Wendy Way
Walls, MS 38680
HOME: 662.671.1035
WORK: None

GRANTEE
Elton Trezevant
7401 Wendy Way
Walls, MS 38680
HOME: 662.671.1035
WORK: None

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Elton Trezevant, a single person**, does hereby sell, convey and warrant unto **Elton Trezevant, a single person, and Quita Dawson, a single person, as joint tenants with the right of survivorship and not as tenants in common**, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, more particularly described as follows, to-wit:

Lot 28, DELTA BLUFFS PLANNED DEVELOPMENT, Area H, Phase I, in Section 27, Township 1 South, Range 9 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 65, Pages 34-36, in the office of the Chancery Clerk of DeSoto County, Mississippi

Parcel # 1098-2701.0-00028.00

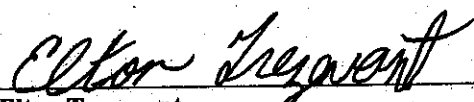
Property Address: 7401 Wendy Way, Walls, MS 38680

IT IS AGREED AND UNDERSTOOD that the taxes for the current year have been prorated as of this date based on an estimated basis, and when said taxes are actually determined, if the proration as of this date is incorrect, then the grantor agrees to pay to said grantee or their assigns any deficit on actual proration and likewise, the grantee agrees to pay to grantor any amount overpaid by her.

THIS conveyance is subject to rights of way and easements for public roads and for public utilities; to applicable building, zoning, subdivision and Health Department regulations; to the covenants, limitations and restrictions of record with the said recorded plat of said subdivision and to which reference is hereby made; to any matter which might be disclosed by a current, accurate survey and physical inspection of said lands.

Possession is given upon the delivery of this deed or at an agreed upon date between the parties.

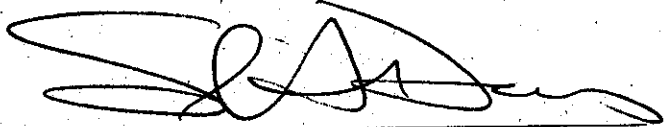
WITNESS MY SIGNATURE, on this 10th day of December, 2010.

 (SEAL)
Elton Trezevant

STATE OF MISSISSIPPI
COUNTY OF DESOTO

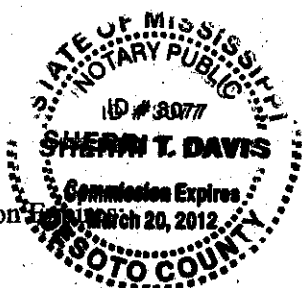
PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, within the jurisdiction, the within named **Elton Trezevant** who acknowledged to me that he executed the above and foregoing instrument of writing on the day and year therein mentioned, for the purposes therein stated, as his own free act and deed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this 10th day of December, 2010.


Notary Public

(SEAL)

My Commission Expires



NO TITLE SEARCH WAS REQUESTED AND NONE WAS PROVIDED BY PREPARER OF THIS INSTRUMENT